

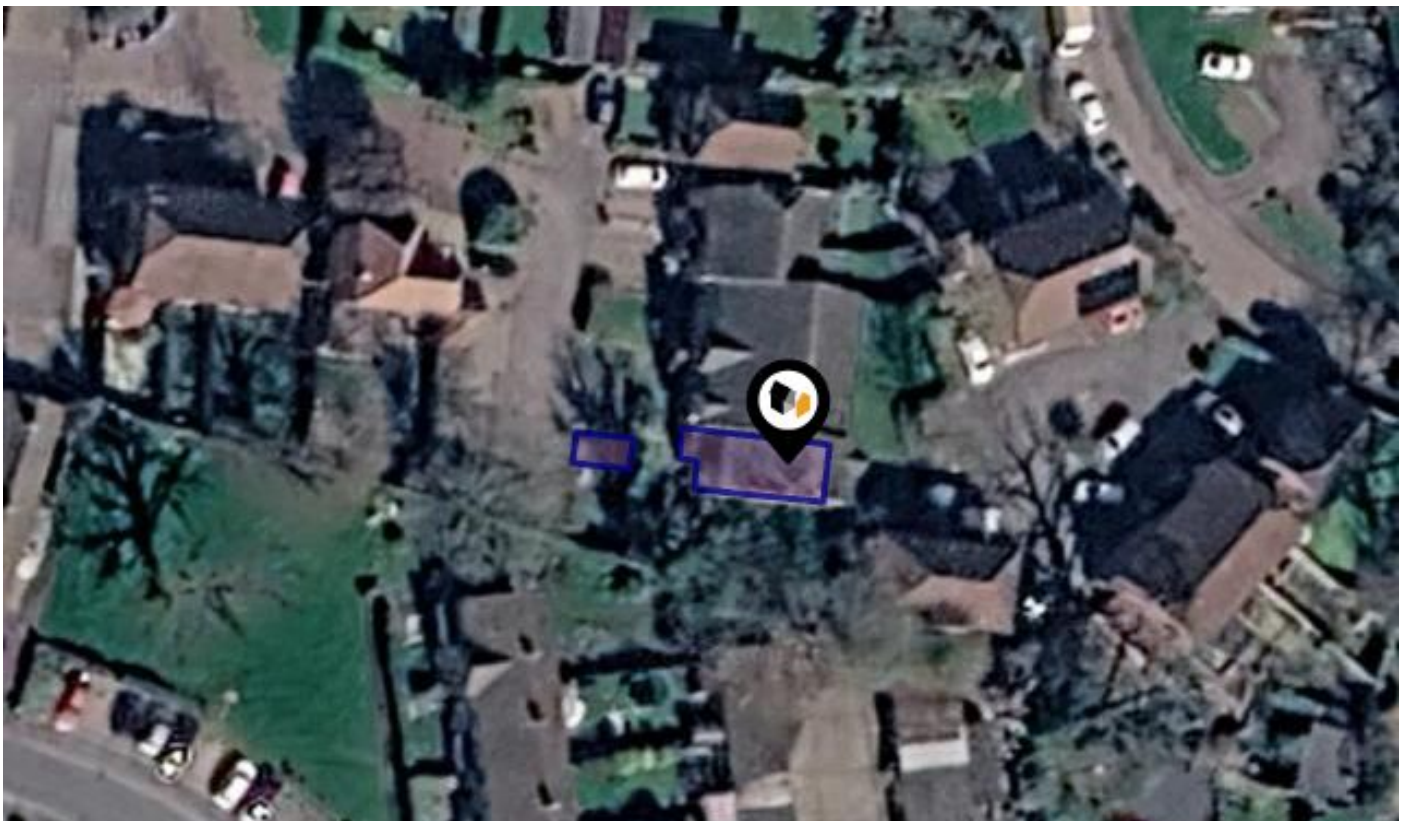


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 29th June 2026



PORTIA GROVE, WARFIELD, BRACKNELL, RG42

Duncan Yeardley

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Introduction

Our Comments

Situated in a quiet cul-de-sac within the highly sought-after Warfield area, this well-presented one-bedroom maisonette offers an excellent opportunity for first-time buyers, downsizers, or investors.

The property features a bright and spacious living area, providing plenty of room for both relaxing and entertaining, alongside a well-appointed kitchen designed for practical everyday living. The generous double bedroom offers a comfortable retreat, complemented by a modern bathroom and useful storage throughout.

The property also benefits from allocated parking and a peaceful residential setting. Portia Grove enjoys convenient access to local amenities, parks, well-regarded schools, Bracknell town centre, and excellent transport links, including nearby rail connections and easy access to the M3 and M4 motorways.

This attractive home combines comfort, convenience, and a desirable location, making it an ideal choice for a wide range of buyers.

Lease: 125 years from 1st September 1993

Service Charge: £900.00

No Ground Rent

Council Tax Band: C

Allocated Parking

End of Terrace

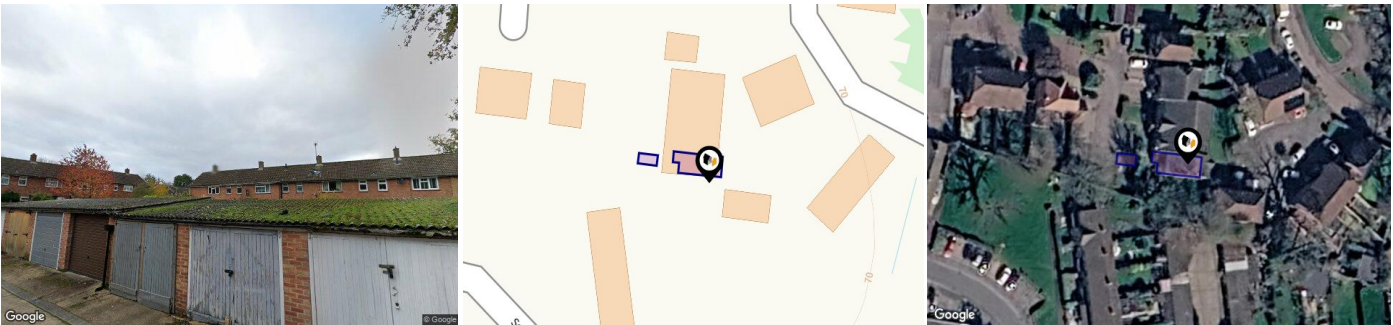
Close to Amenities

Excellent Transport Links

Ideal First Time Buy or Investment

Large Bedroom

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Floor Area:	570 ft ² / 53 m ²		
Plot Area:	0.01 acres		
Year Built :	1991-1995		
Council Tax :	Band C		
Annual Estimate:	£2,013		
Title Number:	BK326465		

Local Area

Local Authority:	Bracknell forest	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	8	66	5500
• Surface Water	Medium	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Property

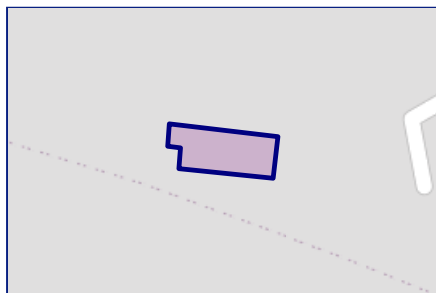
Multiple Title Plans

Freehold Title Plan



BK1067

Leasehold Title Plan



BK326465

Start Date:	13/10/1994
End Date:	01/09/2118
Lease Term:	125 years from 1 September 1993
Term Remaining:	92 years

Gallery Photos

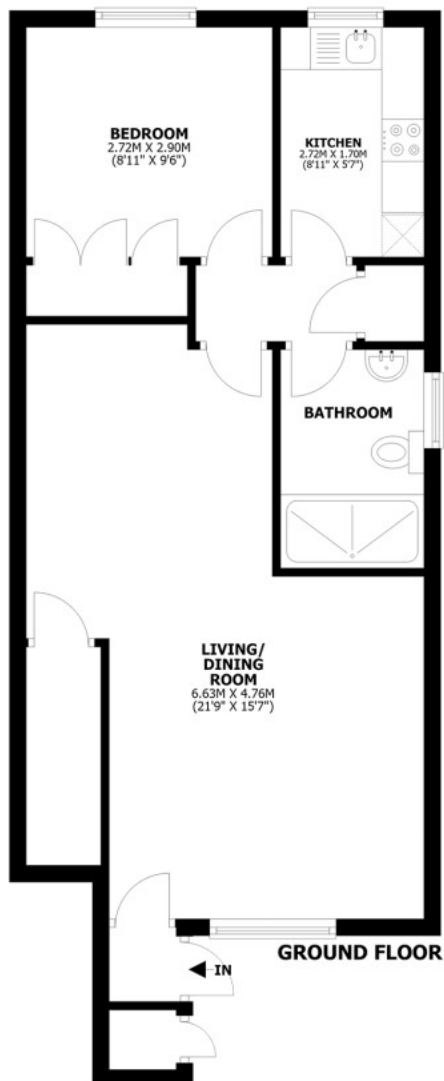


PORTIA GROVE, WARFIELD, BRACKNELL, RG42



Portia Grove, Bracknell, RG42

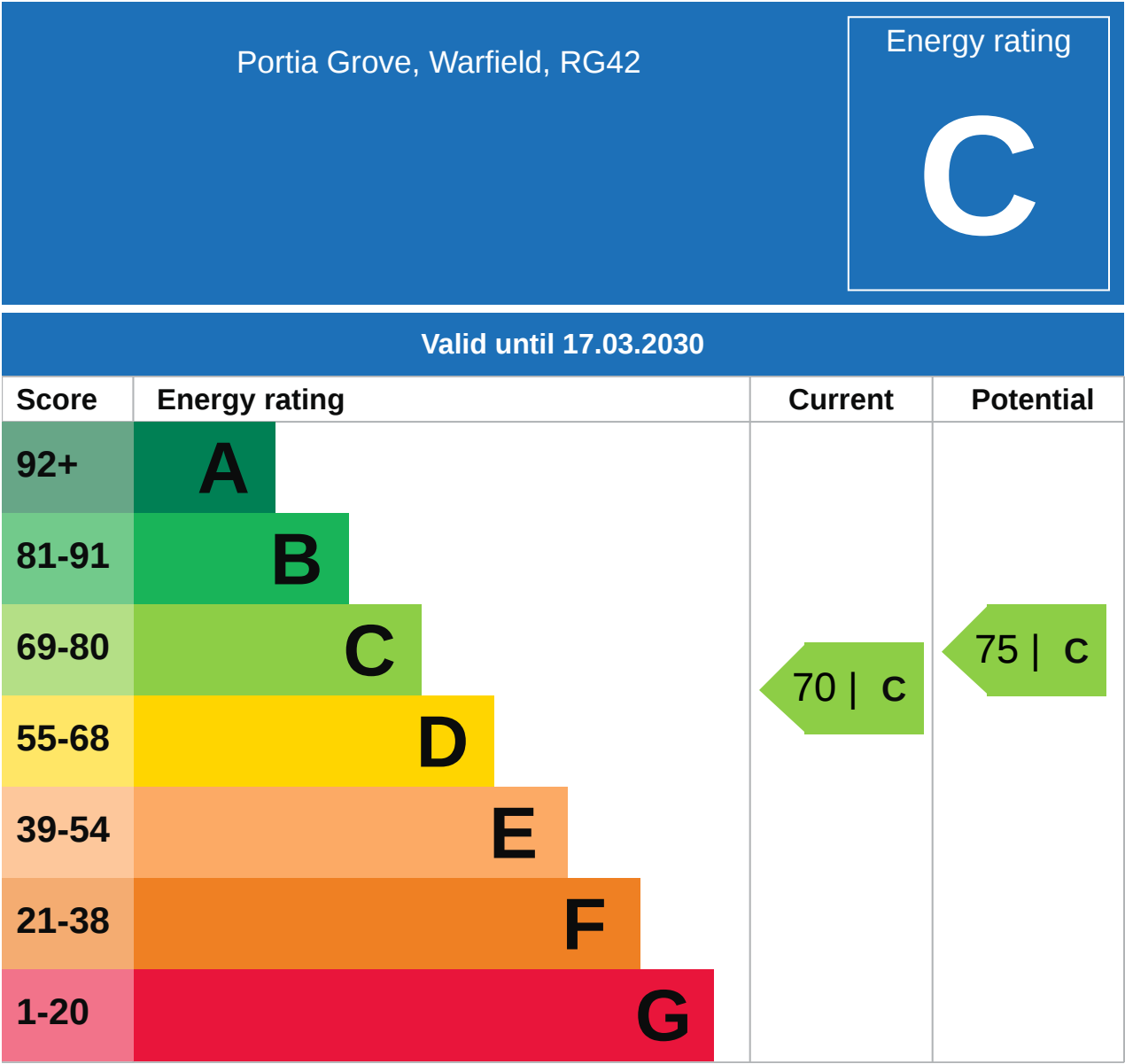
Total internal area: approx. 48 sq. metres (516 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Property

EPC - Certificate



Property

EPC - Additional Data

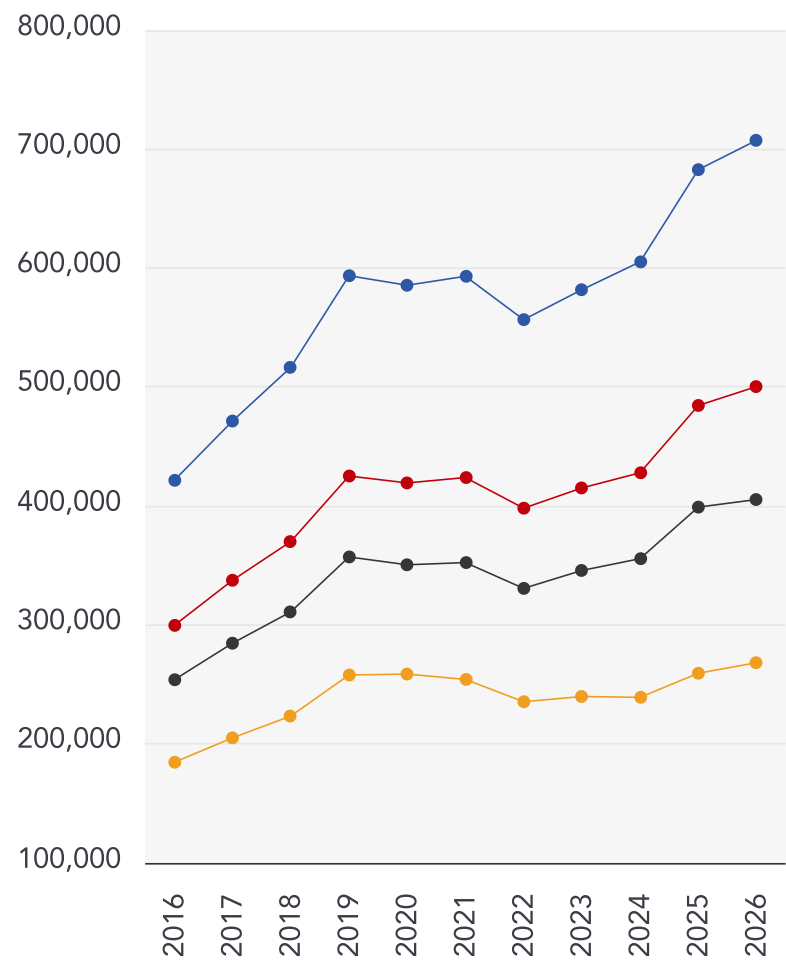
Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	53 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RG42



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

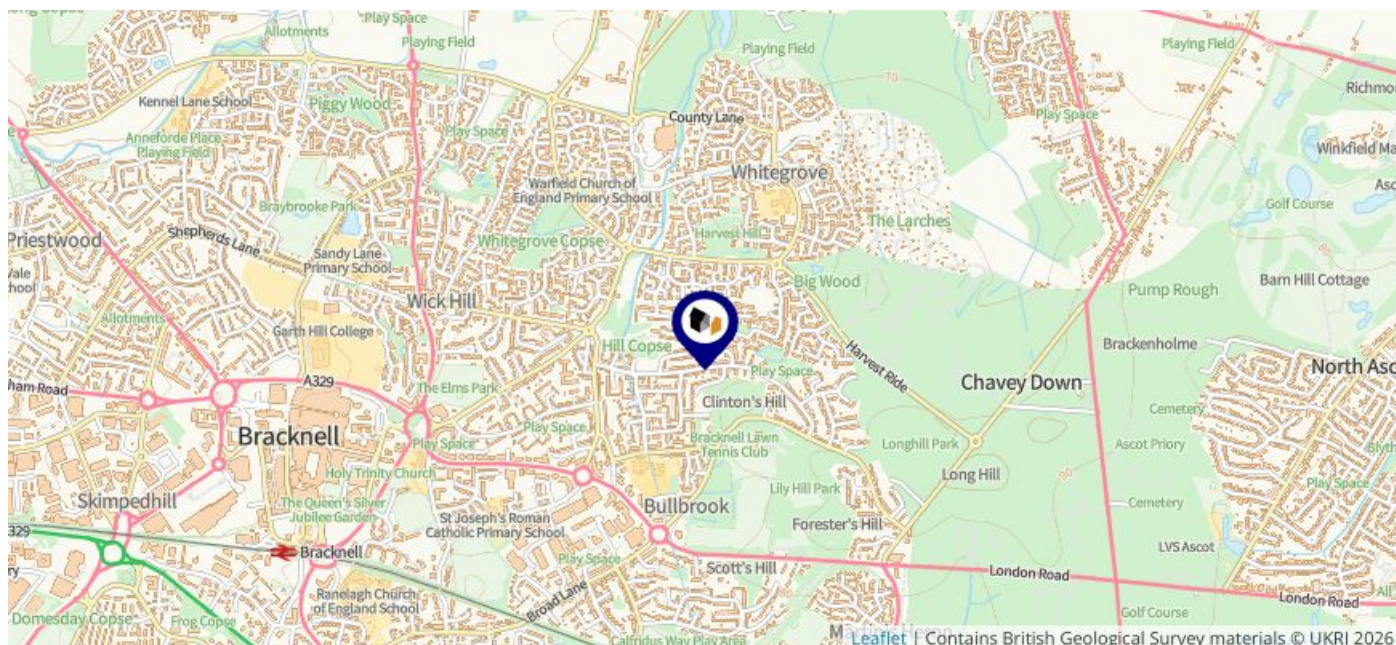
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

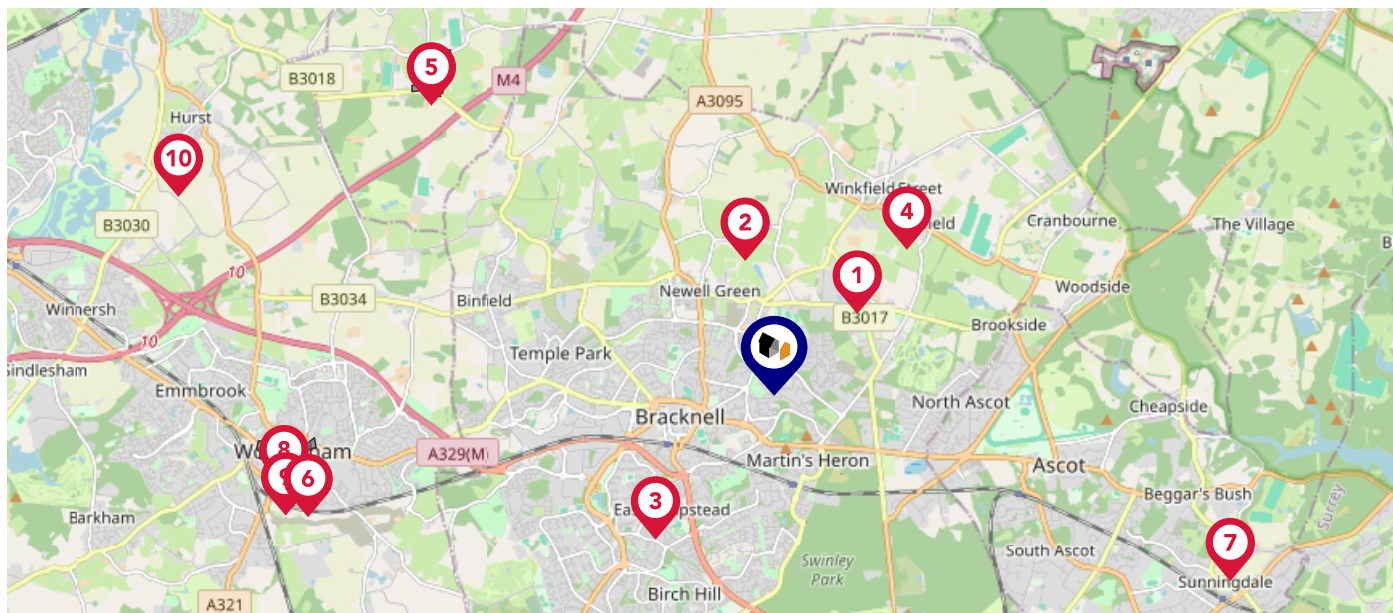
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Winkfield Row



Warfield



Easthampstead



Winkfield Village



Shurlock Row



Murdoch Road



Sunningdale



Wokingham Town Centre



Langborough Road

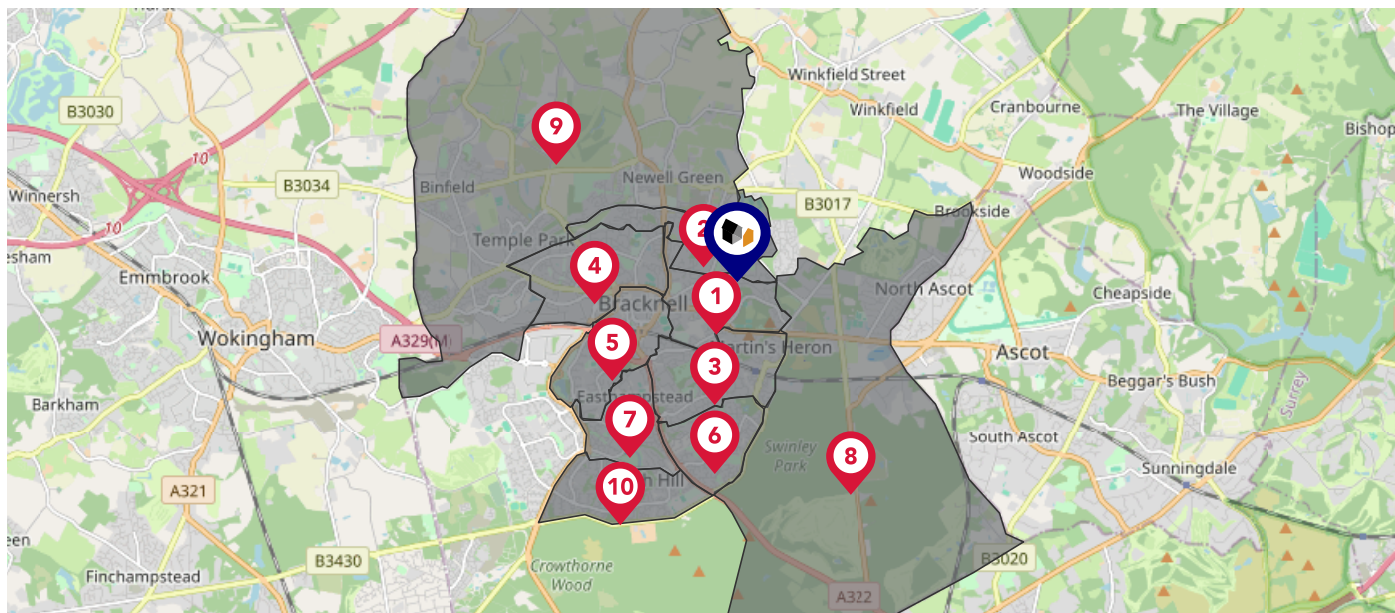


Hurst

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



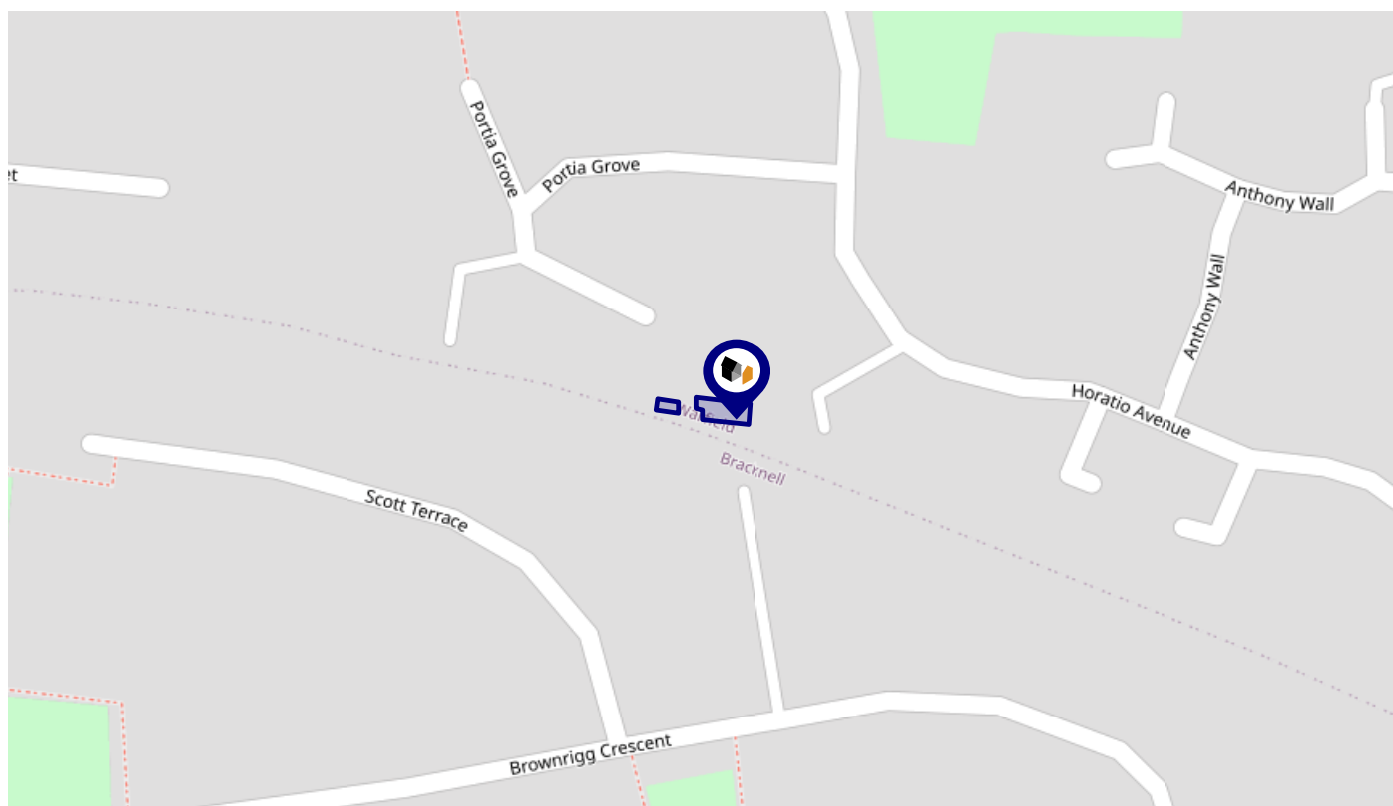
Nearby Council Wards

-  Bullbrook Ward
-  Warfield Harvest Ride Ward
-  Harmans Water Ward
-  Priestwood and Garth Ward
-  Wildridings and Central Ward
-  Crown Wood Ward
-  Old Bracknell Ward
-  Ascot Ward
-  Binfield with Warfield Ward
-  Hanworth Ward

Maps

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

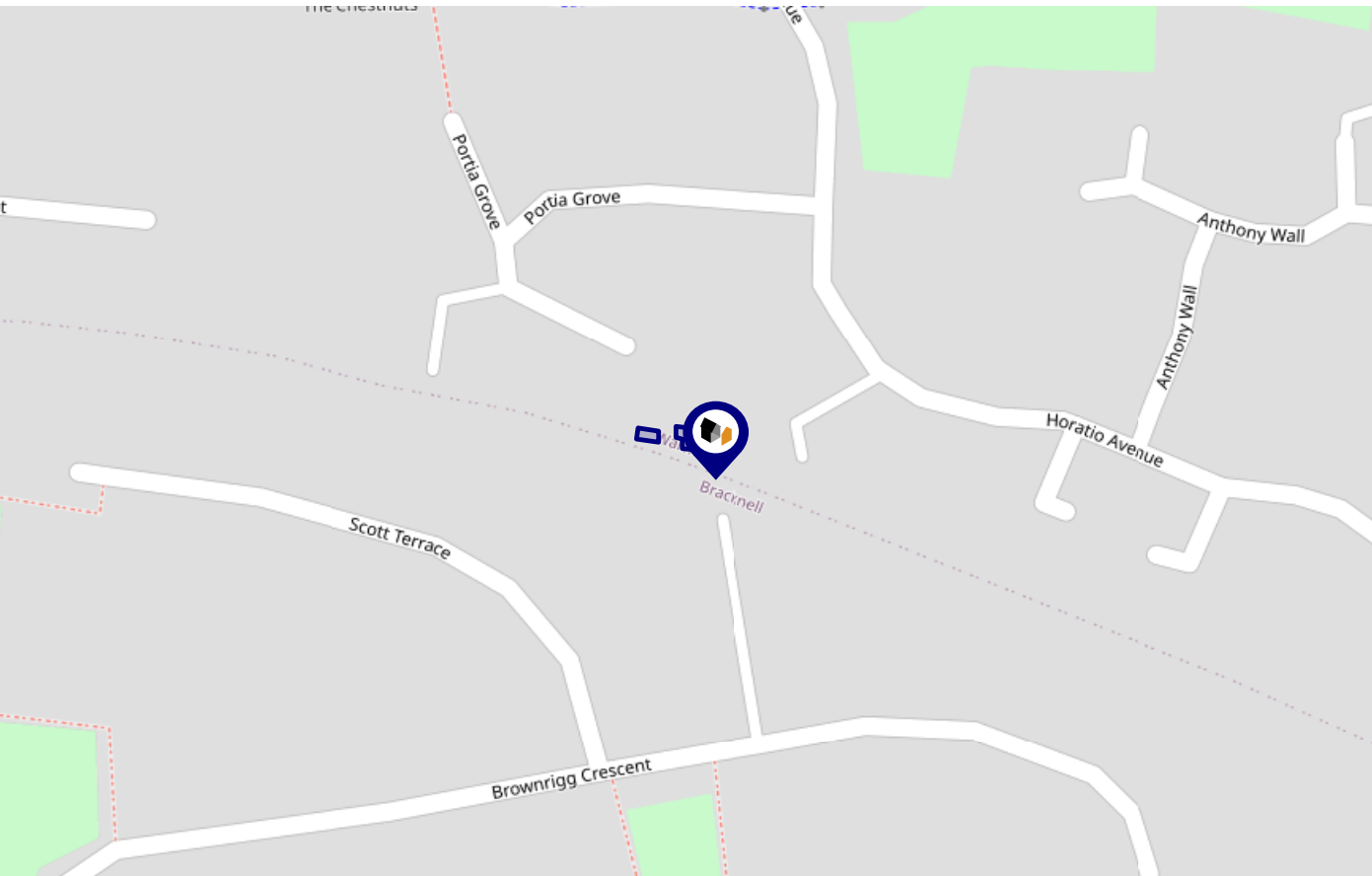
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

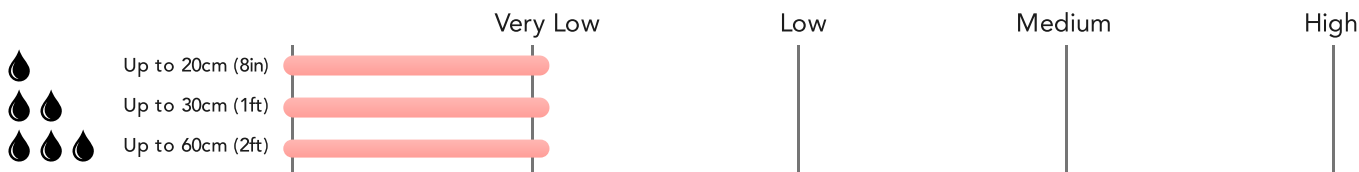


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

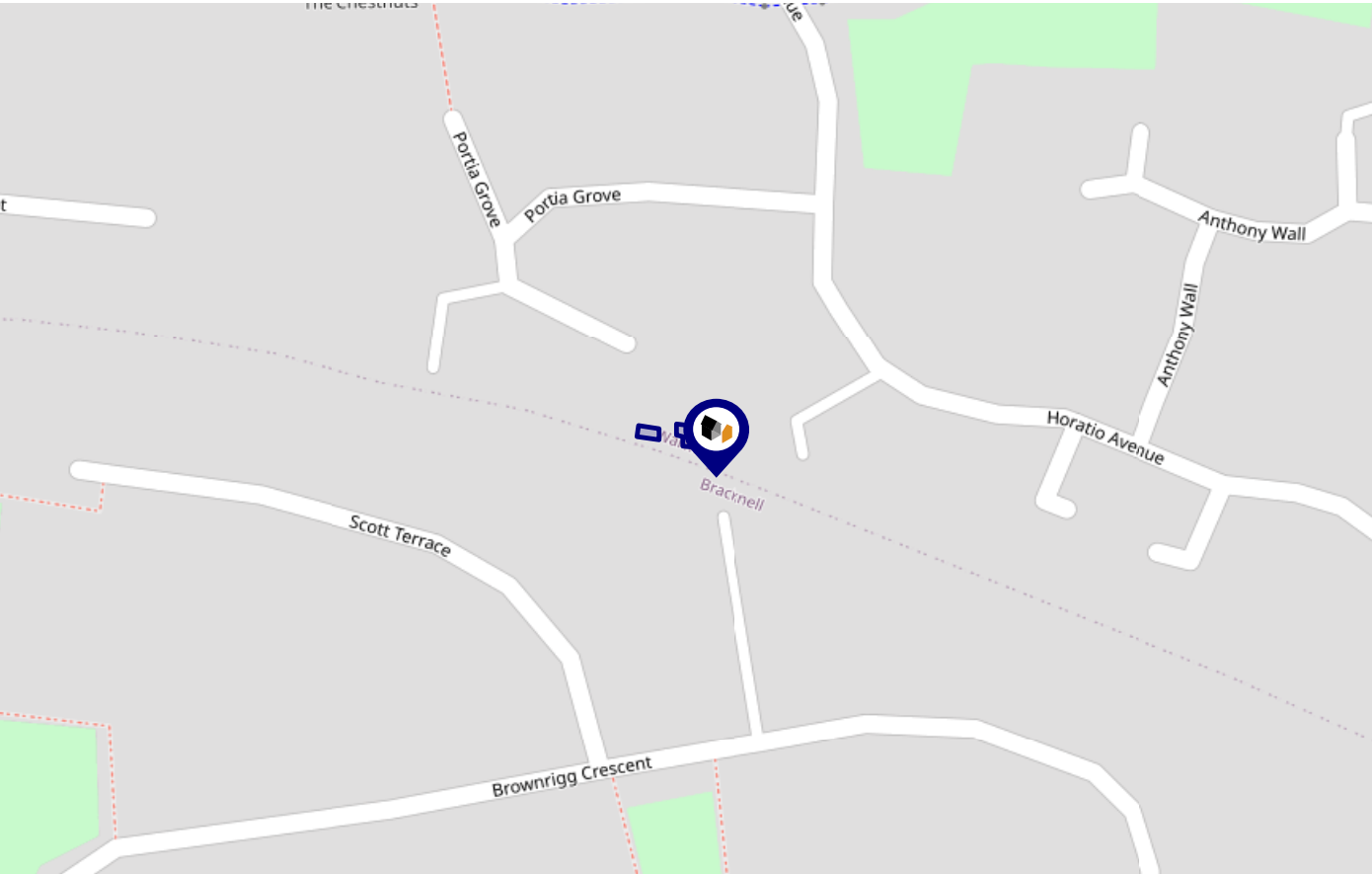
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

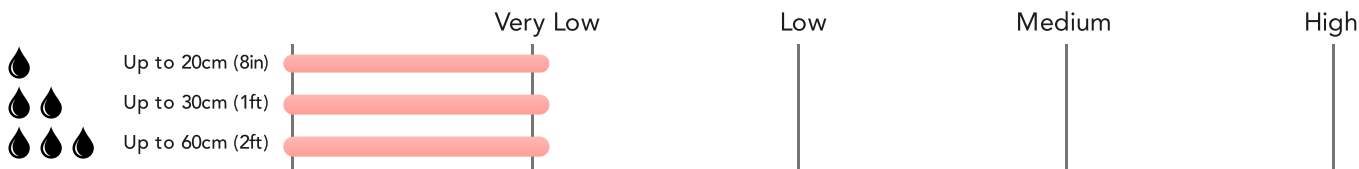


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

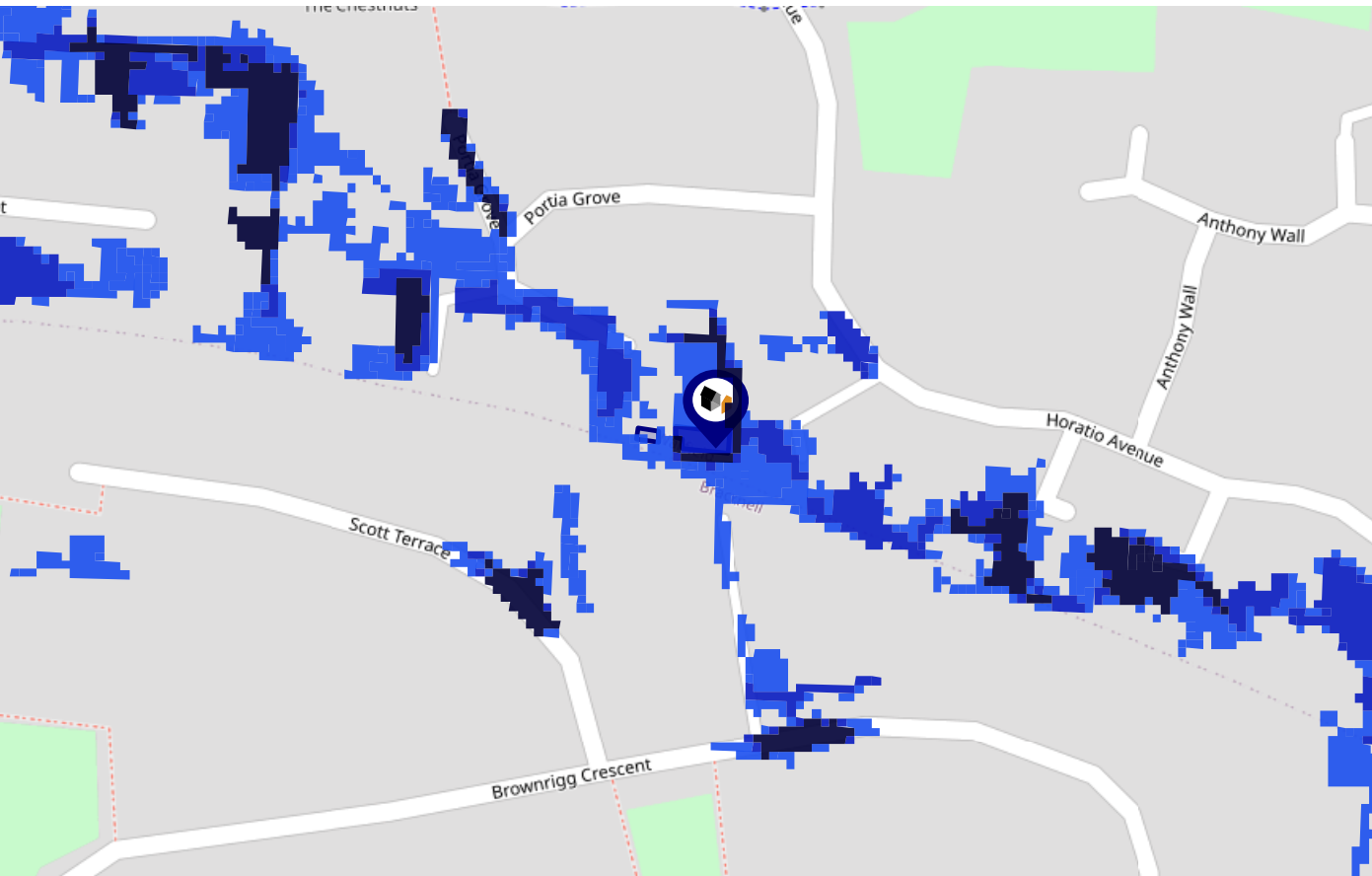
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

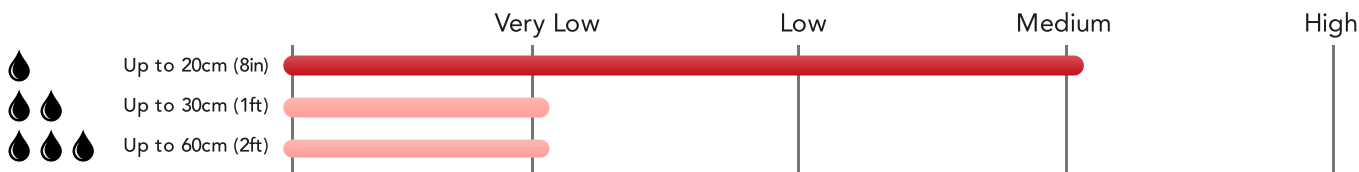


Risk Rating: Medium

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

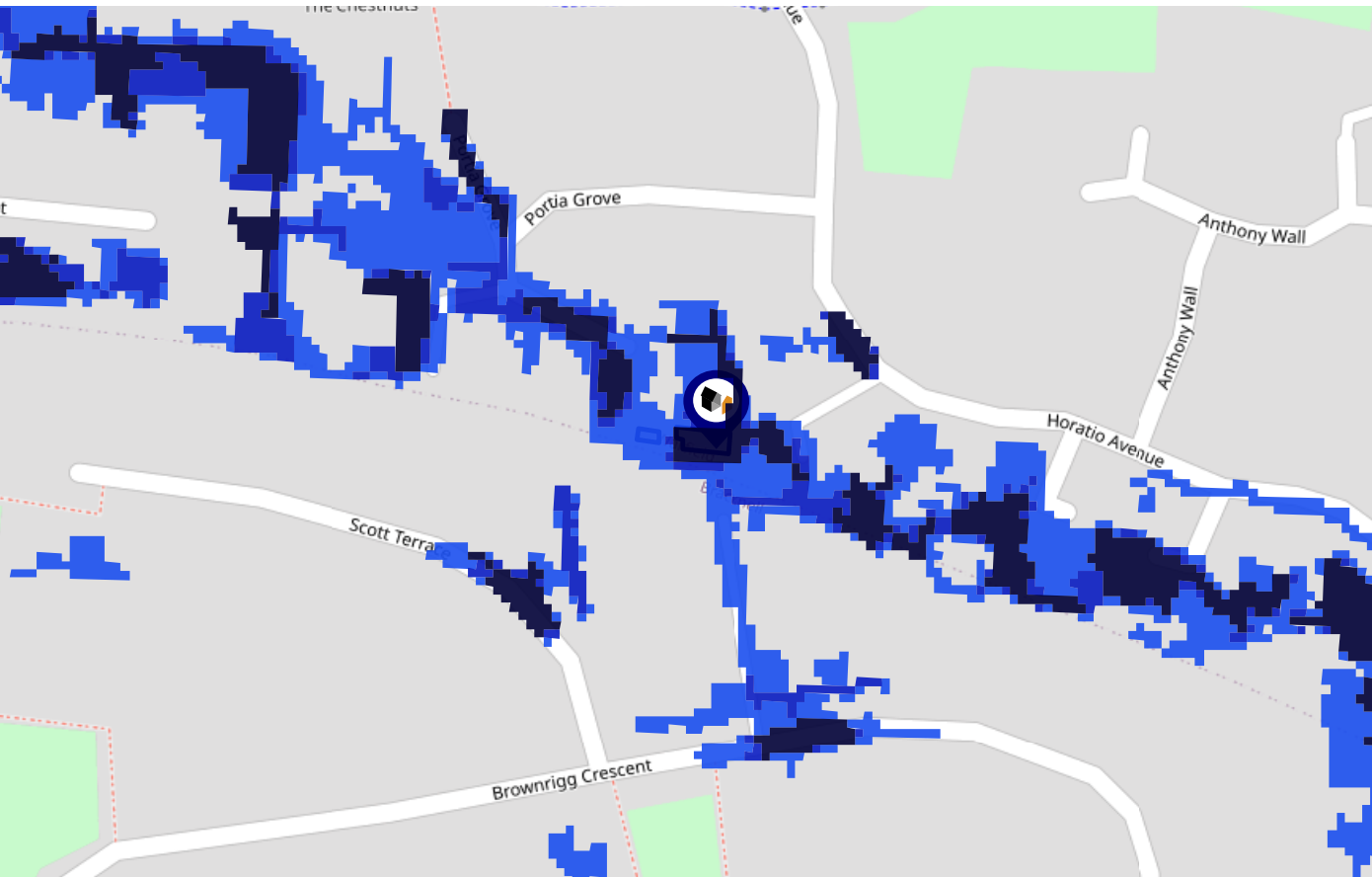
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

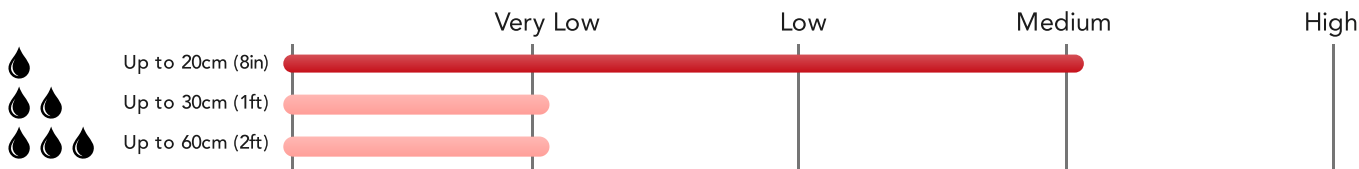


Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

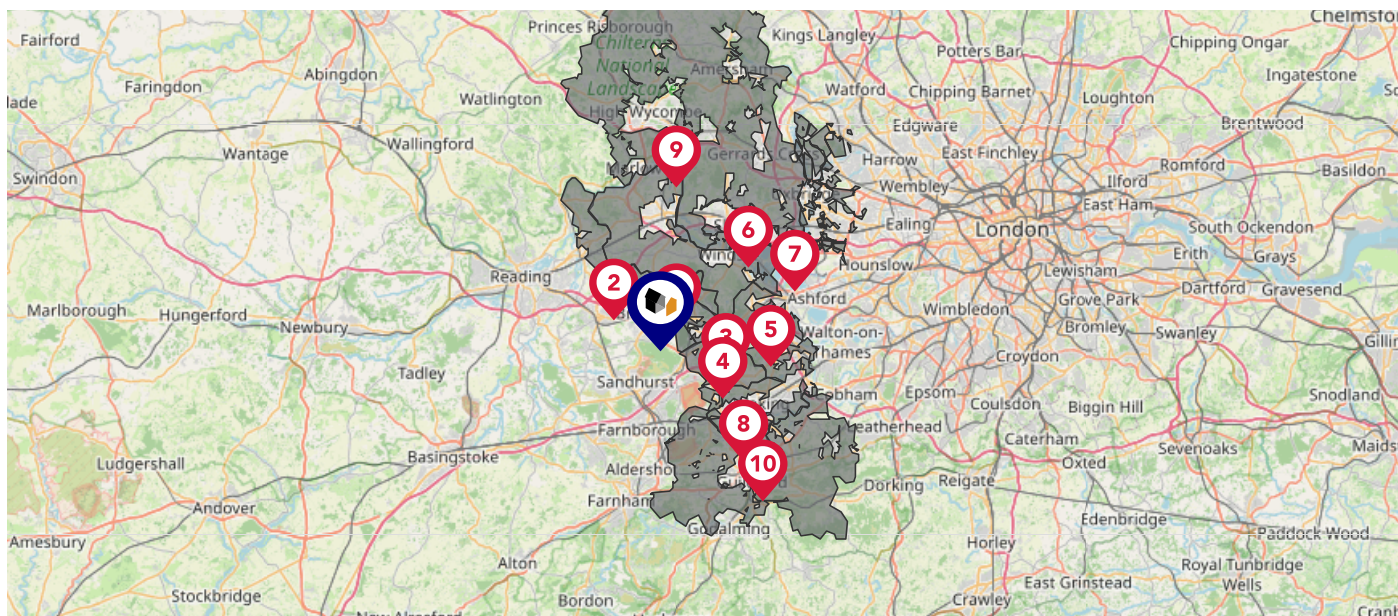
Chance of flooding to the following depths at this property:



Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...



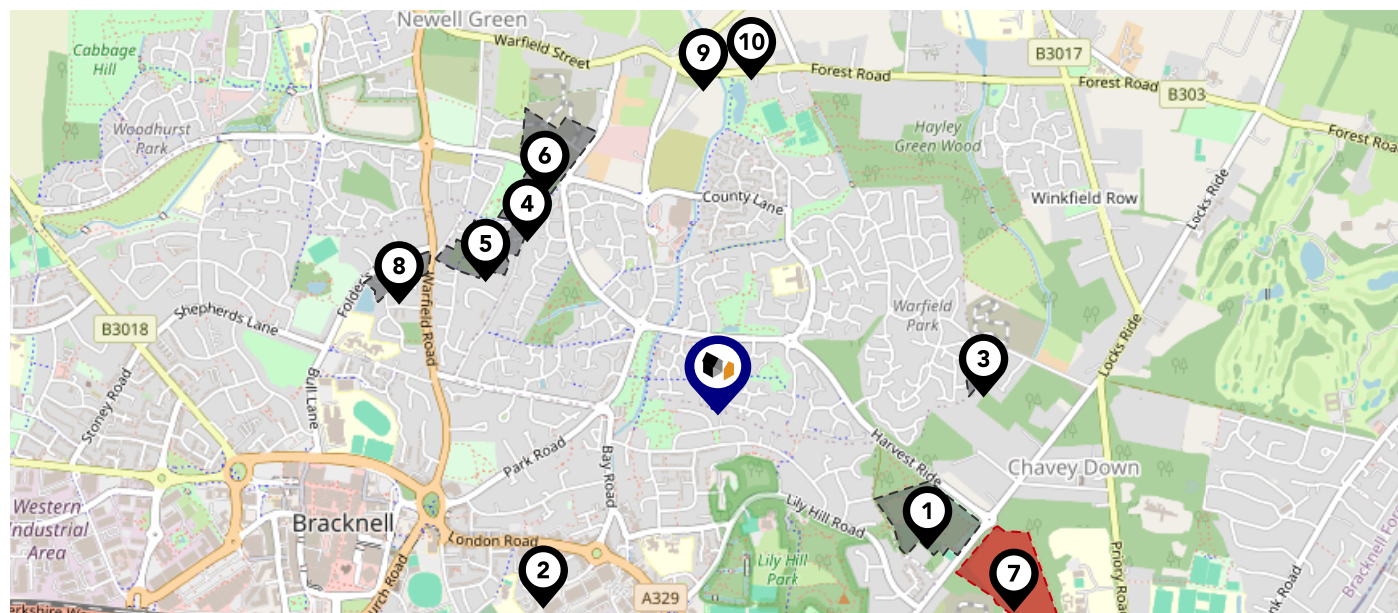
Nearby Green Belt Land

- 1 London Green Belt - Bracknell Forest
- 2 London Green Belt - Wokingham
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Runnymede
- 6 London Green Belt - Slough
- 7 London Green Belt - Hillingdon
- 8 London Green Belt - Woking
- 9 London Green Belt - Buckinghamshire
- 10 London Green Belt - Guildford

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



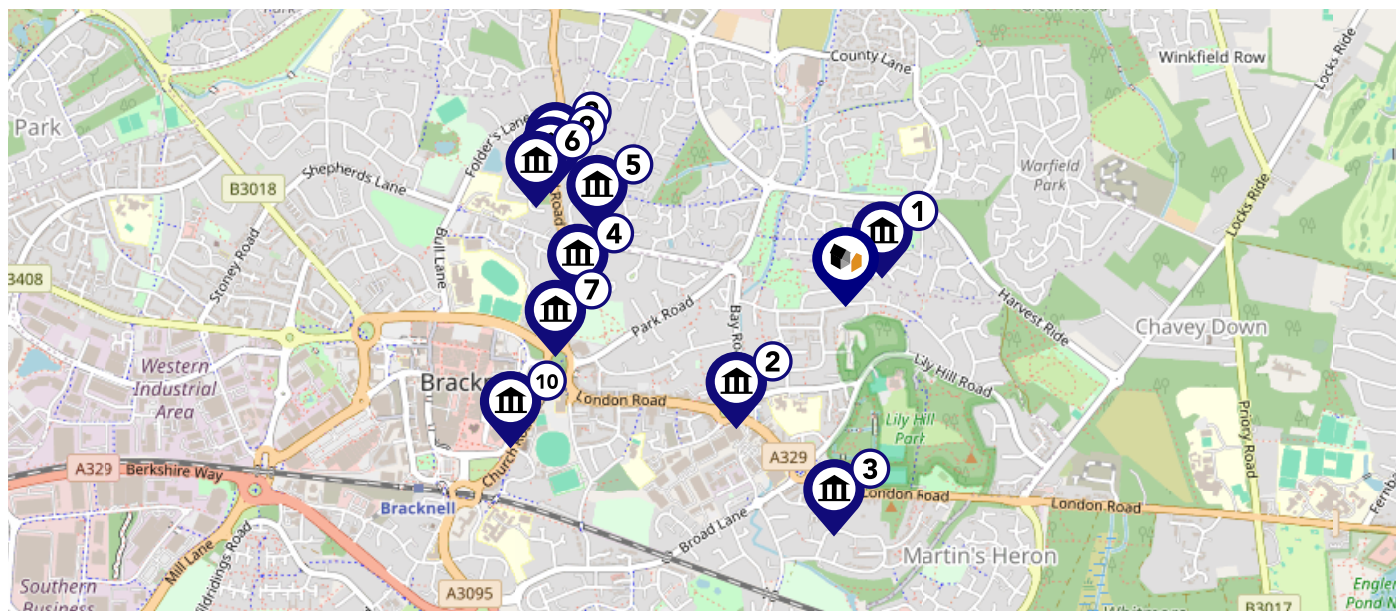
Nearby Landfill Sites

1	Longhill Road-Chavey Down	Historic Landfill	
2	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill	
3	Caravan Park-Warfield	Historic Landfill	
4	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill	
5	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	
6	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	
7	EA/EPR/GP3393EC/V006 - Bracknell Forest Borough Council, Environmental Services Dept	Active Landfill	
8	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	
9	Priors Pit-Newell Green	Historic Landfill	
10	Forest Road-Warfield	Historic Landfill	

Maps

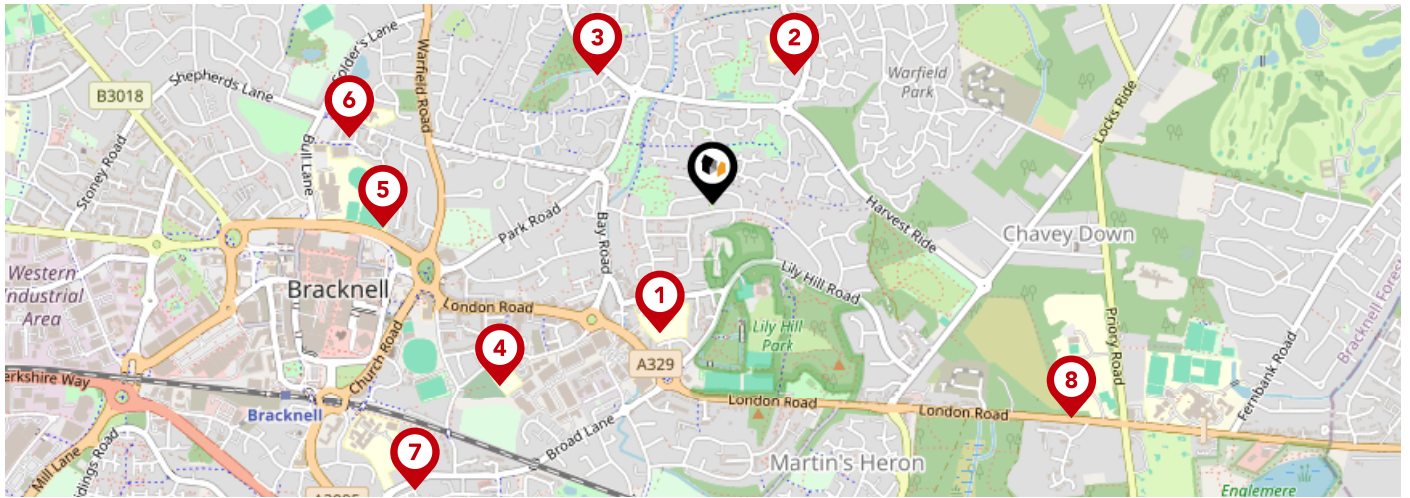
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



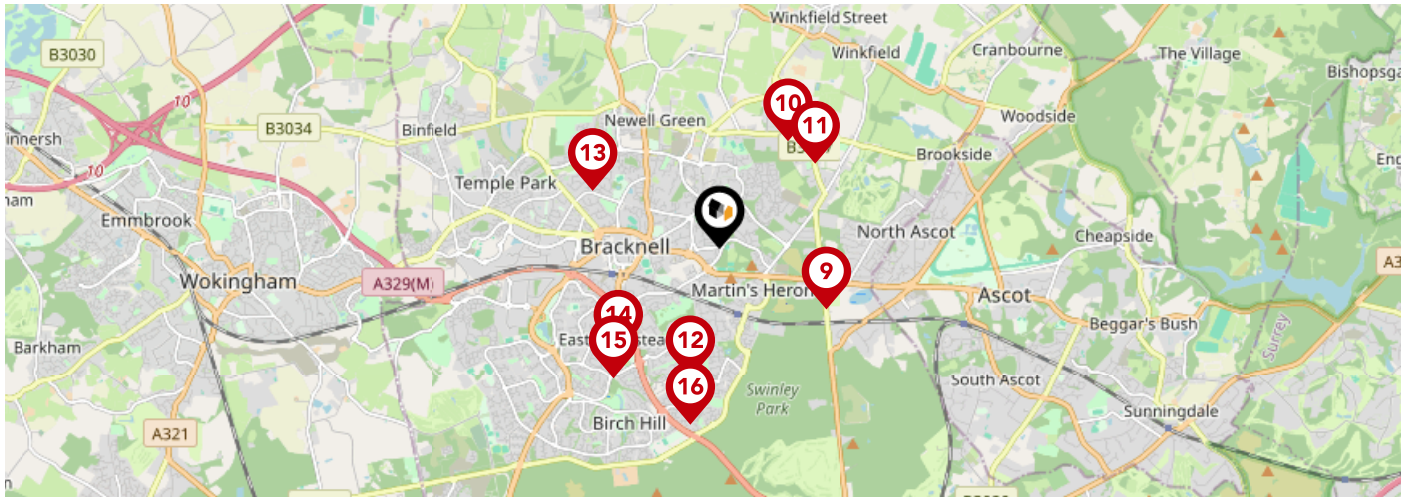
Listed Buildings in the local district		Grade	Distance
	1390406 - Icehouse In Grounds To N Of Garden Cottage (not Included), S Of Warfield Park	Grade II	0.1 miles
	1390323 - Thatched Cottage	Grade II	0.4 miles
	1390343 - Milestone Approx 150m E Of The Running Horse Ph (running Horse Ph Not Included)	Grade II	0.5 miles
	1391324 - Wick Hill House	Grade II	0.6 miles
	1390336 - Lynwood Cottage	Grade II	0.6 miles
	1390353 - Old Malt House	Grade II	0.7 miles
	1390351 - Copped Hall	Grade II	0.7 miles
	1390344 - The Old Farm	Grade II	0.7 miles
	1390352 - Littlecourt	Grade II	0.7 miles
	1393561 - Holy Trinity Church, Lychgate And Section Of Boundary Wall	Grade II	0.8 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:0.32	☐	☒	☐	☐	☐
2	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:0.36	☐	☒	☐	☐	☐
3	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.4	☐	☒	☐	☐	☐
4	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:0.65	☐	☒	☐	☐	☐
5	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.77	☐	☐	☒	☐	☐
6	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.86	☐	☒	☐	☐	☐
7	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:0.96	☐	☐	☒	☐	☐
8	Heathfield School Ofsted Rating: Not Rated Pupils: 226 Distance:0.96	☐	☐	☒	☐	☐

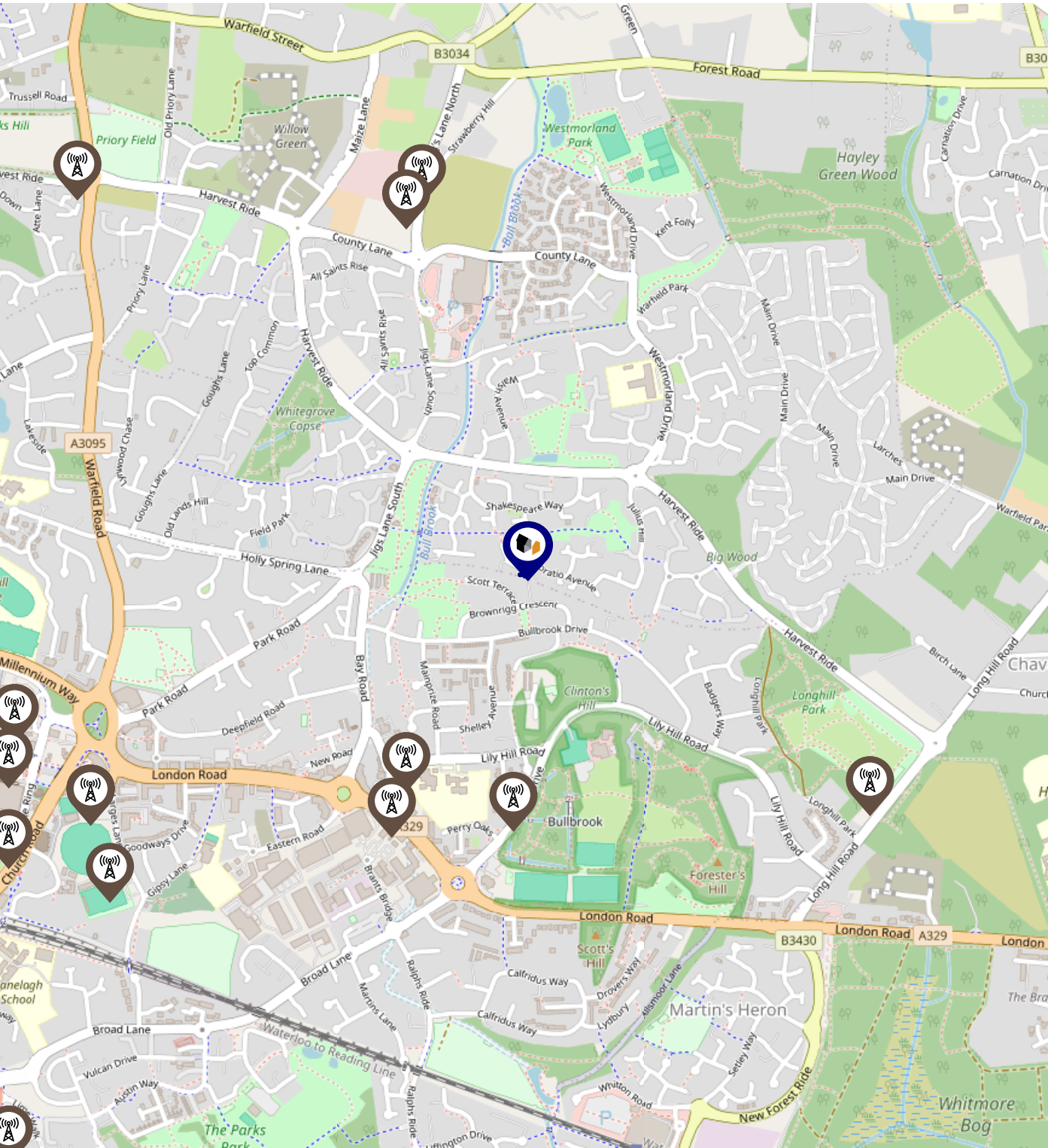
Area Schools



		Nursery	Primary	Secondary	College	Private
	LVS Ascot Ofsted Rating: Not Rated Pupils: 840 Distance:1.14	☐	☐	☒	☐	☐
	Lambrook School Ofsted Rating: Not Rated Pupils: 630 Distance:1.17	☐	☐	☒	☐	☐
	Winkfield St Mary's CofE Primary School Ofsted Rating: Good Pupils: 198 Distance:1.18	☐	☒	☐	☐	☐
	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:1.23	☐	☒	☐	☐	☐
	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:1.29	☐	☐	☒	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:1.34	☐	☐	☒	☐	☐
	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance:1.54	☐	☒	☐	☐	☐
	Crown Wood Primary School Ofsted Rating: Good Pupils: 642 Distance:1.65	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



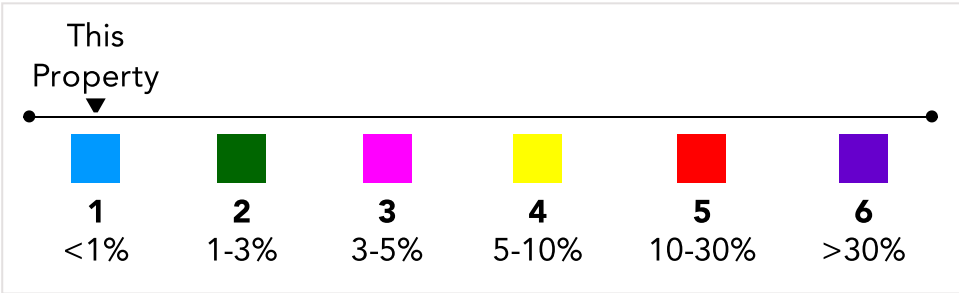
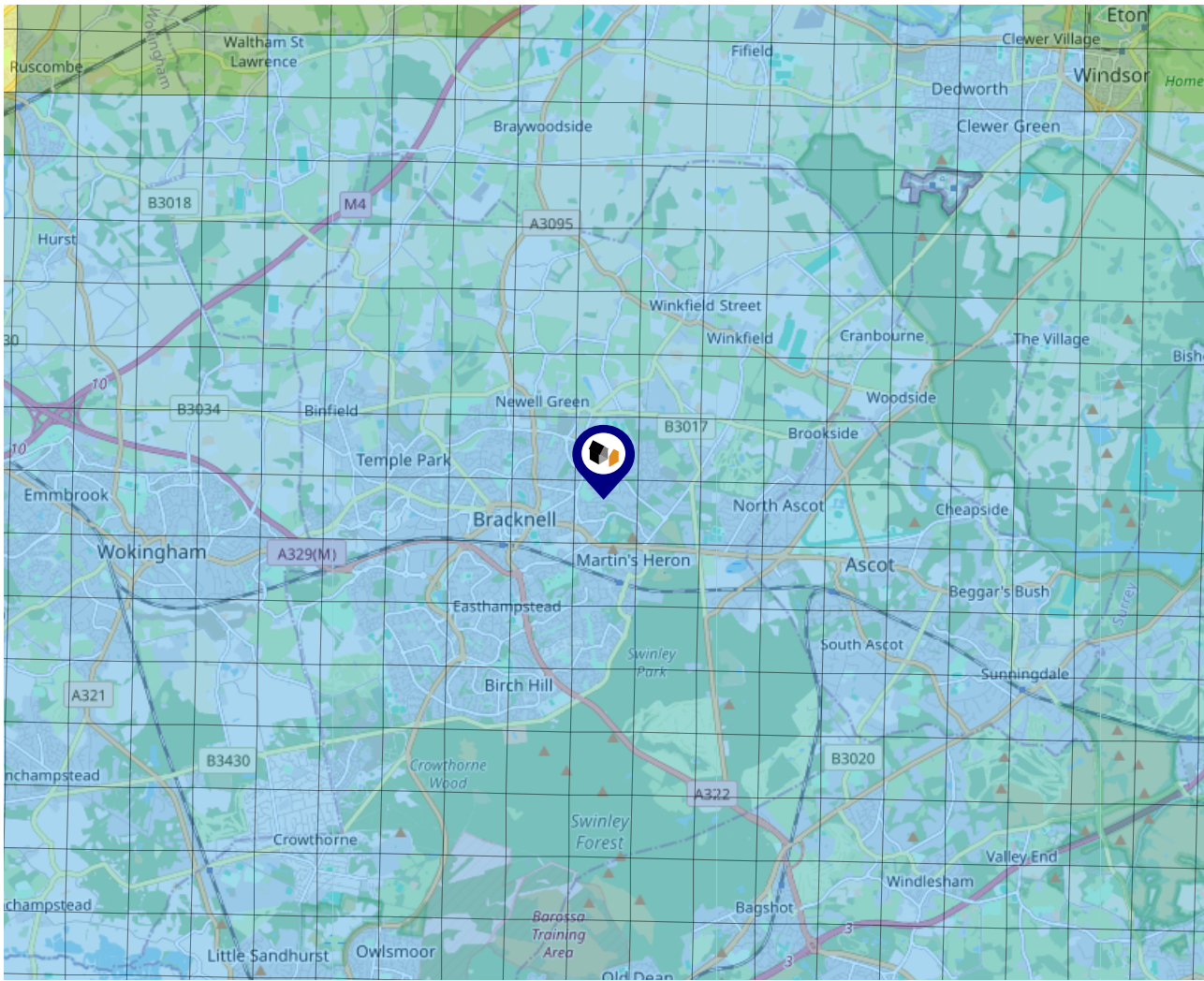
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

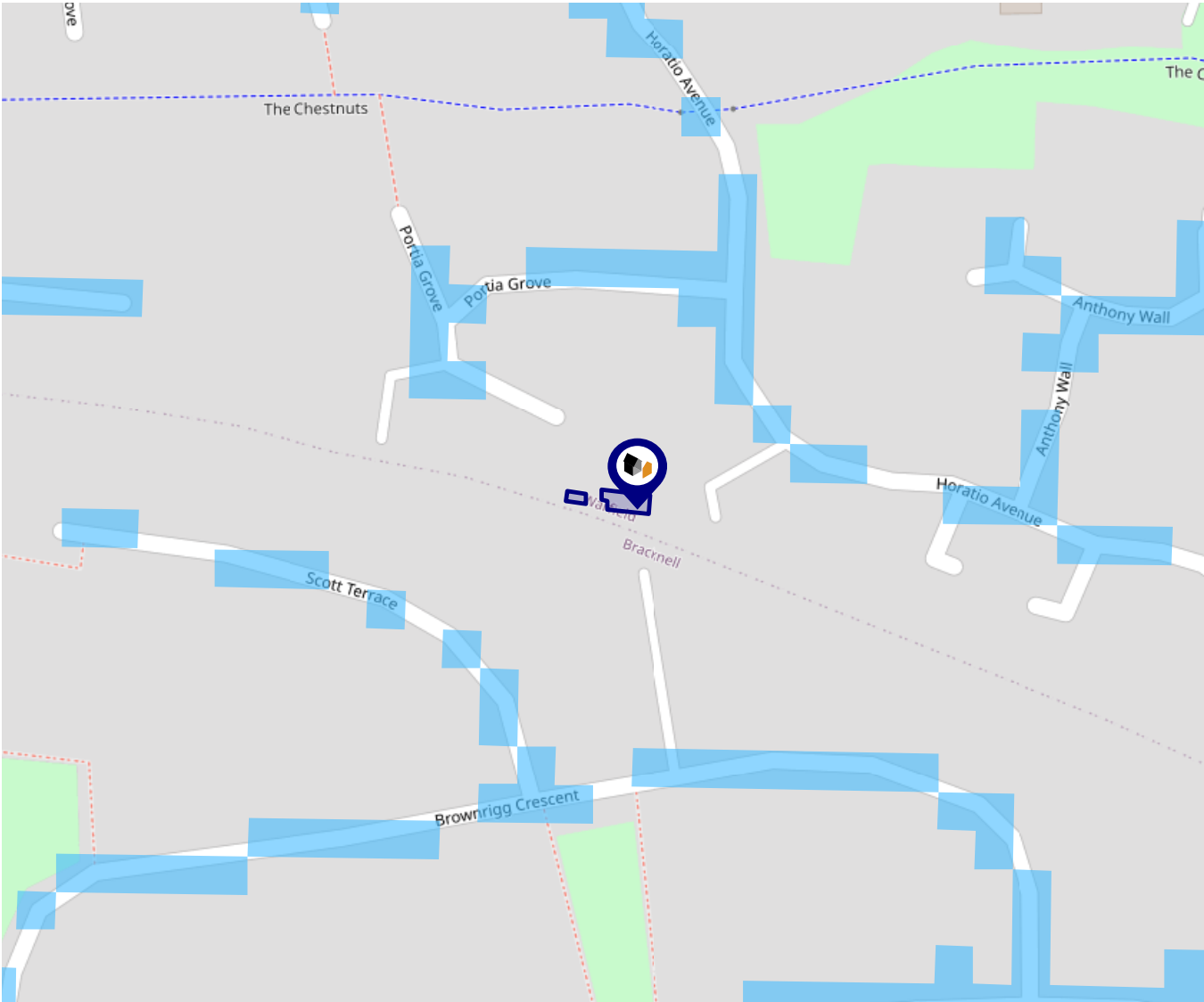
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Local Area

Road Noise



The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

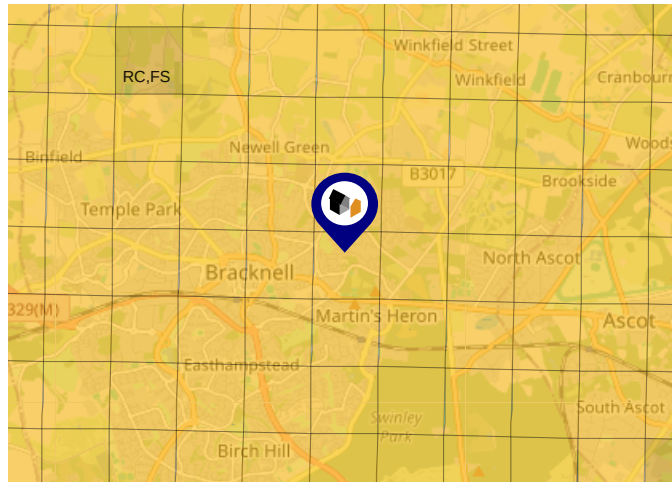
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

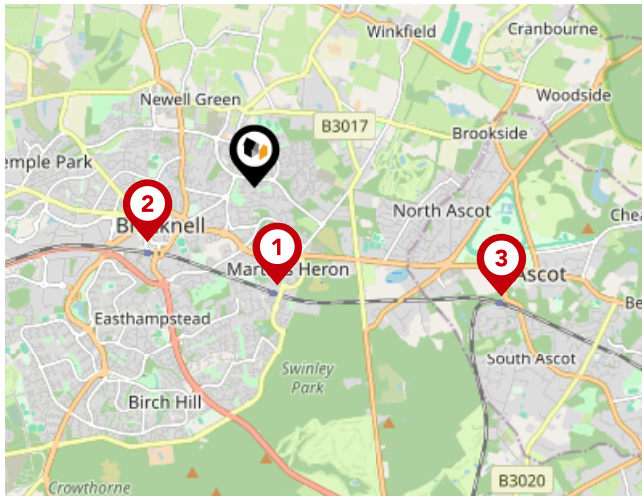


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

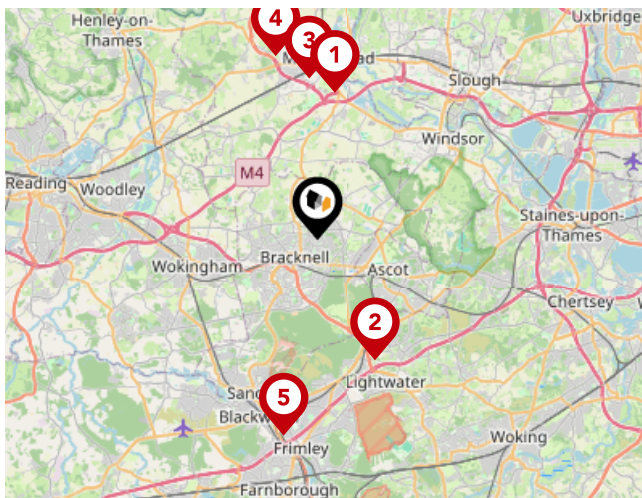
Area

Transport (National)



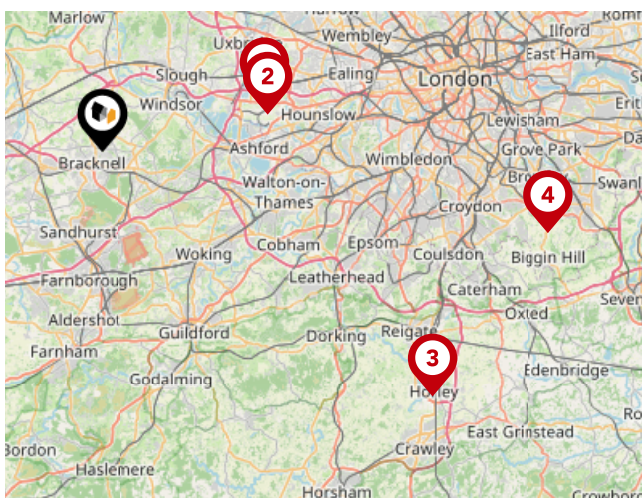
National Rail Stations

Pin	Name	Distance
1	Martins Heron Rail Station	0.92 miles
2	Bracknell Rail Station	1.11 miles
3	Ascot Rail Station	2.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	5.5 miles
2	M3 J3	4.92 miles
3	A404(M) J9A	6.02 miles
4	A404(M) J9	6.97 miles
5	M3 J4	7.33 miles

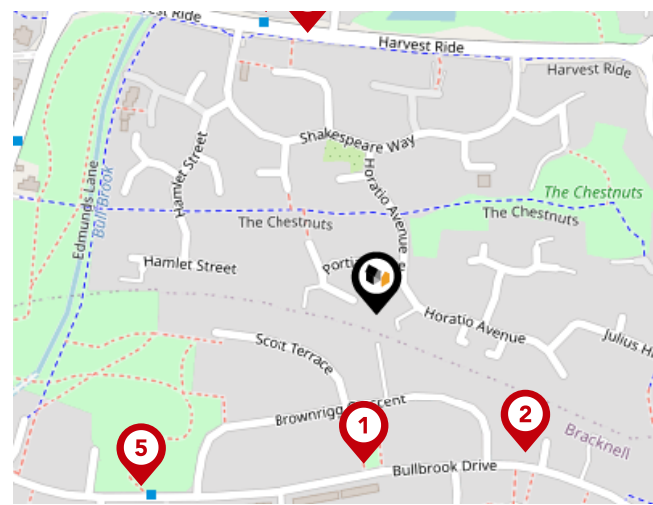


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	12.49 miles
2	Heathrow Airport Terminal 4	12.44 miles
3	Gatwick Airport	30.53 miles
4	Biggin Hill Airport	33.48 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brownrigg Crescent	0.09 miles
2	Drummond Close	0.12 miles
3	Walsh Avenue	0.17 miles
4	Walsh Avenue	0.19 miles
5	Bluebell Hill	0.17 miles

Duncan Yeardley

About Us



Duncan Yeardley

From a team of just two, the company has grown significantly in recent years to boast a superb team of local property experts. And, we're not stopping there. In 2021 we expanded and now have an office in Ascot to help even more people with their home moves. We can strongly say our foundation for being local experts is solid. We're local residents who play an active part in the community and our children go to local schools. And we all love working at Duncan Yeardley! Several long-standing team members have been part of our story for many years and we always encourage progression, development and training so our people are the best they can be.

With our great culture and work ethic, we always put our customers at the heart of what we do. We're lucky to have people who are genuinely passionate about property, and we're often complimented for going the extra mile. We hope to do that for you too!

Duncan Yeardley

Testimonials

Testimonial 1



We chose Duncan Yeardley for the sale of our property based on the impression we got when walking into their office, friendly, professional and put us at ease.

Testimonial 2



Fantastic service. Vivien in particular was extremely helpful in finding just the property that I was looking for. Her contact throughout has been first class.

Testimonial 3



Super impressed by the brilliant team at DY. Knowledgeable, ultra professional and human. They genuinely care about their sellers and buyers. Can't recommend them highly enough.

Testimonial 4



We had to quickly find a new property due to my partner being pregnant, Vivien who assisted us throughout the process, was brilliant.



/duncan.yeardley.estate.agent/



/DuncanYeardley



/DuncanYeardley



/company/duncan-yeardley

Duncan Yeardley

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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